

Chapter 19.510***Outdoor Storage*****19.510.010 Purpose**

This purpose of regulating outdoor storage is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses

19.510.020 Applicability and Permit Requirements

Outdoor storage, as defined in Article X (Definitions), is permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter and the Municipal Code, Title 6.

19.510.030 Site Location, Operation and Development Standards**A. Vehicles, Equipment and Other Items Customarily Stored in Outdoor Areas**

1. The lot shall be paved with not less than 2-½ inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department for a minimum depth measured from all abutting existing or street rights-of-way as follows:
 - a. For the BMP Zone where such activity occurs 100 feet of combined paving and landscaping, with a minimum of 10 feet of landscaping or more as may be required by the zone, and 90 feet of paving.
 - b. For the I Zone where such activity occurs 100 feet of paving, with no required landscaping, unless required by the zone.
2. Any outdoor storage area described in paragraph 1 above shall be paved as provided above or overlaid with a dust-free surface such as decomposed granite, oiled native soil, or a suitable substitute approved by the Public Works Department.
3. All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
4. All such areas shall be maintained in good repair, in a clean, neat and orderly condition.
5. All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and specifications of the Planning Division and Public Works Department.
6. Where any such area adjoins or is across an alley from property in a zone that permits residential uses, a decorative masonry wall of a minimum 6 feet in height

shall be erected and maintained so as to physically separate the storage area from the residential property. However, such wall shall be limited in height to 3 feet within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be limited in height to 3 feet within 10 feet of the street property line.

7. All such areas shall have a landscaped area not less than 10 feet in depth or the depth of the required yard area, whichever is greater, maintained along the street side of the lot.

19.510.040 Screening of Outdoor Storage

Screening of outdoor storage shall comply with the following:

- A. When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall not less than 6 feet nor more than eight feet in height, or by a building.
- B. The screening herein required shall be established at or before the time any area is used for outdoor storage.
- C. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Zoning Administrator may waive compliance with all or part of such requirements.